

Julian Fletcher
67 Gravits Lane
Bognor Regis
West Sussex
PO21 5LW

Your Ref: OWPC3828
Our Ref: BR/208/14/PL 18-08-2014
Please ask for:
Mr S Davis

11th September 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Construction of 1No. 2 bedroom chalet bungalow
Land adj to 65B Gravits Lane Bognor Regis

Thank you for your internet representation made on 10th September 2014 which has been recorded as '**an objection**' with the comments as follows:

Part 2

Parking facilities for two properties. Developer stated that since Dec 2013 until now there has been no parking issue. The developer is working on the property 65b so there are no tenants there currently; so the developer has no experience of when that property is occupied. The plans allow one parking space for the new property - it is a 2 bedroom development, so it is likely that more than one car will be owned by those tenants. That means at least one extra car regularly parked on the roadside parking. They are developing 65b as a 5 double bed plus 1 single bed property and have allowed 2 spaces. We have heard that this is likely to be rented out as separate accommodations. This means there could easily be 6 vehicles regularly needing to park in the area and there would be an overspill of 4 cars to the roadside.

The corner of Gravits Lane and Ivydale Road is already a concern when the developers cars are in place. This is something of a blind spot and additional cars will put more pressure on roadside parking. Tenants will be parking as close as possible to the properties, which means they will park around the corner.

The off-street parking for 65b will be much closer to the corner of Ivydale Road and Gravits Lane, the corner is obscured by the wall and any vehicles parked in Ivydale, so anyone turning from Ivydale into Gravits Lane will have very little time to see if someone were manoeuvring in or out of the off street parking at 65b.

With more cars on the road, there will be more problems for large council vehicles accessing the area at the end of Gravits Lane that is used for storage (there have already been some instances of trucks having to unload outside 65b and the proposed site of the new property and then having carry the load down to the storage area. Additional cars in the road will increase the number of times this happens, it is not only disruptive to residents cars it is also a risk with the many children who walk that area without designated pavements.

In conclusion, the builders have given the neighbourhood no consideration for dust, dirt and noise. They regularly arrive at 65b at 6 to 630am and work through until 7pm, this work is at present a house width away from us. The noise, dust and dirt have been very distressing and we have to assume that building works being carried out much closer to our property will increase that disruption.

I feel that it's not that Bognor Regis has a lack of housing with all the new builds in the surrounding area. There cannot be such demand that this one property is vital for the

town. This development benefits one group of people (the investors) who do not have to live with the disruption the development will cause and it has no benefit for the current residents.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration